

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2022-394**

5 AN ORDINANCE REZONING APPROXIMATELY 0.28± ACRES,  
6 LOCATED IN COUNCIL DISTRICT 9 AT 2007 KINGS  
7 ROAD, BETWEEN MCMILLAN STREET AND UNIVERSITY  
8 STREET (R.E. NO. 051242-0000 (PORTION)), AS  
9 DESCRIBED HEREIN, OWNED BY EMILIO MONTILLA  
10 INVESTMENTS, INC., FROM COMMERCIAL  
11 COMMUNITY/GENERAL-1 (CCG-1) DISTRICT TO PLANNED  
12 UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
14 COMMERCIAL USES, AS DESCRIBED IN THE KINGS ROAD  
15 CAR WASH PUD; PROVIDING A DISCLAIMER THAT THE  
16 REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED  
17 AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
18 PROVIDING AN EFFECTIVE DATE.

19  
20 **WHEREAS**, Emilio Montilla Investments, Inc., the owner of  
21 approximately 0.28± acres located in Council District 9 at 2007 Kings  
22 Road, between McMillan Street and University Street (R.E. No. 051242-  
23 0000 (portion)), as more particularly described in **Exhibit 1**, dated  
24 April 21, 2022, and graphically depicted in **Exhibit 2**, both of which  
25 are **attached hereto** (the "Subject Property"), has applied for a  
26 rezoning and reclassification of that property from Commercial  
27 Community/General-1 (CCG-1) District to Planned Unit Development  
28 (PUD) District, as described in Section 1 below; and

29 **WHEREAS**, the Planning Commission has considered the application  
30 and has rendered an advisory opinion; and

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice and

1 public hearing, has made its recommendation to the Council; and

2 **WHEREAS**, the Council finds that such rezoning is: (1) consistent  
3 with the *2030 Comprehensive Plan*; (2) furthers the goals, objectives  
4 and policies of the *2030 Comprehensive Plan*; and (3) is not in  
5 conflict with any portion of the City's land use regulations; and

6 **WHEREAS**, the Council finds the proposed rezoning does not  
7 adversely affect the orderly development of the City as embodied in  
8 the Zoning Code; will not adversely affect the health and safety of  
9 residents in the area; will not be detrimental to the natural  
10 environment or to the use or development of the adjacent properties  
11 in the general neighborhood; and will accomplish the objectives and  
12 meet the standards of Section 656.340 (Planned Unit Development) of  
13 the Zoning Code; now, therefore

14 **BE IT ORDAINED** by the Council of the City of Jacksonville:

15 **Section 1. Property Rezoned.** The Subject Property is  
16 hereby rezoned and reclassified from Commercial Community/General-1  
17 (CCG-1) District to Planned Unit Development (PUD) District. This  
18 new PUD district shall generally permit commercial uses, and is  
19 described, shown and subject to the following documents, **attached**  
20 **hereto:**

21 **Exhibit 1** - Legal Description dated April 21, 2022.

22 **Exhibit 2** - Subject Property per P&DD.

23 **Exhibit 3** - Written Description dated April 21, 2022.

24 **Exhibit 4** - Site Plan dated March 4, 2022.

25 **Section 2. Owner and Description.** The Subject Property  
26 is owned by Emilio Montilla Investments, Inc. and is legally described  
27 in **Exhibit 1, attached hereto.** The applicant is Jimmye Bankhead,  
28 2115 College Circle North, Jacksonville, Florida 32209; (904) 534-  
29 9480.

30 **Section 3. Disclaimer.** The rezoning granted herein  
31 shall **not** be construed as an exemption from any other applicable

1 local, state, or federal laws, regulations, requirements, permits or  
2 approvals. All other applicable local, state or federal permits or  
3 approvals shall be obtained before commencement of the development  
4 or use and issuance of this rezoning is based upon acknowledgement,  
5 representation and confirmation made by the applicant(s), owner(s),  
6 developer(s) and/or any authorized agent(s) or designee(s) that the  
7 subject business, development and/or use will be operated in strict  
8 compliance with all laws. Issuance of this rezoning does **not** approve,  
9 promote or condone any practice or act that is prohibited or  
10 restricted by any federal, state or local laws.

11 **Section 4. Effective Date.** The enactment of this Ordinance  
12 shall be deemed to constitute a quasi-judicial action of the City  
13 Council and shall become effective upon signature by the Council  
14 President and the Council Secretary.

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16 Form Approved:

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18           /s/ Mary E. Staffopoulos          

19 Office of General Counsel

20 Legislation Prepared By: Bruce Lewis

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